



New Bedford Economic Development Council
City of New Bedford Environmental Stewardship Department

NBEDC & CITY OF NEW BEDFORD BROWNFIELDS TASK FORCE

March 2010

Contents



Introduction

The Definition of a Brownfield

EPA Assessment Grant

Site Assessment

Review of Potential Sites

Recommendations

Introduction



The Task Force:

Joe Nauman, Vice President, Corporate and Legal Council, Acushnet Company/Titleist

Steve Ricciardi, President, Acorn Development

Matthew Morrissey, Executive Director, NBEDC

Ed Starzec, Director, Land Entitlements, MassDevelopment

Carol Pimentel, NBEDC Board of Directors

Buddy Andrade, Executive Director, Old Bedford Village

Scott Alfonse, Director, Department of Environmental Stewardship

Introduction



Task Force Goal: To rapidly identify sites with highest economic development potential for targeted EPA assessment funding, based on selection criteria

Timeline:

- Initial meeting - January 14, 2010
- Public meeting - March 11, 2010
- Request proposals and award contract for environmental consulting services March 2010
- Consultant begins assessment activities April 2010

EPA's Brownfields Definition



With certain legal exclusions and additions, the term "brownfield site" means real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. (US EPA)

Mass DEP's Brownfields Definition

No formal definition of the term "brownfields" in Massachusetts. These properties often have certain characteristics in common: they are typically abandoned or for sale or lease; they typically have been used for commercial or industrial purposes; they may have been reported to MassDEP because contamination has been found; or they may not have been assessed due to fear of unknown contamination conditions

EPA Brownfields Assessment Grants Awarded to New Bedford

GRANT	YEAR OF AWARD	AMOUNT
EPA Brownfields Hazardous Waste Assessment Grant	2008	\$200,000
EPA Brownfields Petroleum Assessment Grant	2008	\$200,000
EPA Brownfields Hazardous Waste Assessment Grant (funded by American Recovery and Reinvestment Act of 2009)	2009	\$200,000

EPA grant *can* be used for:

- Environmental assessment (Phase I, Phase II)
- Cleanup planning (Phase III)
- Public outreach related to work performed under the grant
- “Cooperative Agreement” (grant) oversight (such as preparing requests for proposals, progress reports, maintaining grant files)

EPA grant *cannot* be used for:

- Site cleanup (EPA has Brownfields *Cleanup Grants* for this purpose)
- Administrative costs
- Site assessment on ineligible sites

What's been committed to date?

Project	Amount
246 River Road (former Reliable Truss) Assessment and Release Abatement Measure (RAM) Plan	\$50,000
Payne Release Abatement Measure (RAM) Plan	\$66,000
REMAINING FUNDS	\$284,000 for HW sites \$200,000 for petroleum sites

What's next?



- Identify additional sites to consider for assessment
- Identify criteria for selecting sites
- Make recommendations for future assessment

Potential Sites for Assessment

- Aerovox (former), 740 Belleville Ave.
- Cliftex Site (portion of lot)
- Dartmouth Finishing, Cove Street
- Dawson Brewery, 29 Brook Street
- Elco Dress, 330 Collette Street & Payne Cutlery, Phillips Avenue
- Goodyear (former), Orchard Street
- Polyply/Polymerine, 241 Duchaine Boulevard
- Reliable Truss, 246 River Road
- Morse Cutting Tools (east parcel), Pleasant Street
- 478-480 Union Street
- Vacant Lot, Walnut and Pleasant Streets

Sites where assessment / remediation funds are available from other sources

- Aerovox (former), 740 Belleville Ave.
- Cliftex Site (portion of lot)
- Dartmouth Finishing, Cove Street
- Dawson Brewery, 29 Brook Street
- Elco Dress, 330 Collette Street & Payne Cutlery, Phillips Avenue
- Goodyear (former), Orchard Street
- Morse Cutting Tools (east parcel), Pleasant Street
- Polyply/Polymerine, 241 Duchaine Boulevard
- Reliable Truss, 246 River Road
- 478-480 Union Street
- Vacant Lot, Walnut and Pleasant Streets

Sites where additional funds may be needed

- Cliftex Site (portion of lot)
- Dawson Brewery, 29 Brook Street
- Elco Dress, 330 Collette Street & Payne Cutlery, Phillips Avenue
- Goodyear (former), Orchard Street

- Reliable Truss, 246 River Road
- 478-480 Union Street
- Vacant Lot, Walnut and Pleasant Streets

Site Selection Criteria

- Feasibility/Potential for Results: sites with the potential to be developed in a way that contributes to the economic revitalization of the City (important for ARRA funds), and/or to improve quality of life, and/or to restore natural resources
- Ownership: sites in the inventory owned or likely to be owned as a result of tax foreclosure by the City or a public entity or where owner will provide access
- Health/ Environmental Risk: sites where the potential for contamination to impact health, safety or the environment is greatest

Site Selection Criteria (continued)

- **Assessment Status:** sites with known or suspected potential for contamination where no assessment funds have been expended or where phase I assessment results indicated a need for further investigation
- **Relationship to Strategic Projects:** sites within the urban core; potential for synergy with ongoing strategic brownfields redevelopment projects and/or because of potential impacts to residents and/or the environment.

Site Selection Criteria (continued)

- Creation/ Preservation of Open Space/ Green Space: sites targeted for open space or green space, or sites where redevelopment will likely contribute to the preservation of open space or green space
- Eligibility for Brownfields Funding: Site eligibility determination based on the program criteria established in Brownfields Law and EPA Brownfields Assessment grant program criteria

Sites where additional funds may be needed

- ❑ Cliftex Site (portion of lot)
- ❑ Dawson Brewery, 29 Brook Street
- ❑ Elco Dress, Collette Street & Payne Cutlery, Phillips Ave.
- ❑ Goodyear (former), Orchard Street
- ❑ Payne Cutlery, Phillips Avenue
- ❑ Reliable Truss, 246 River Road
- ❑ 478-480 Union Street
- ❑ Vacant Lot, Walnut and Pleasant Streets

Cliftex (portion of lot)

Brownfield Criteria	Status
Ownership	private
Health/ Environmental Risk	Potential for Contamination to Impact Health/Safety
Assessment Status	Limited assessment to date
Relationship to Strategic Projects	High
Feasibility/Potential for Results	High
Creation/ Preservation of Open Space/ Green Space	High
Eligibility for Brownfields Funding	Yes (petroleum funds)

Cliftex (portion of lot)

Economic Development Criteria	Status
Acreage	4.658 (Cliftex 2 site)
Zoning	Industrial Riverside Avenue Mill Overlay District
Assessed Value	\$1.4M (Cliftex 2)
Potential Uses	Commercial/Office Light-Industrial Residential
Transportation Access	Medium
Job Creation Potential	Medium/High (100 jobs)
Level of Investment Interest	Medium/High

Cliftex (portion of lot)



Dawson

Brownfield Criteria	Status
Ownership	City-owned
Health/ Environmental Risk	Low potential for Contamination to Impact Health/Safety
Assessment Status	Phase I completed January 2006
Relationship to Strategic Projects	Low
Feasibility/Potential for Results	Medium
Creation/ Preservation of Open Space/ Green Space	Low
Eligibility for Brownfields Funding	Yes

Dawson

Economic Development Criteria	Status
Acreage	.8
Zoning	Industrial B
Assessed Value	\$106,000
Potential Uses	Accessory use (i.e. parking)
Transportation Access	Low
Job Creation Potential	Low
Level of Investment Interest	Low

Dawson



Elco Dress & Payne Cutlery

Brownfield Criteria	Status
Ownership	City-owned
Health/ Environmental Risk	Potential for Contamination to Impact Health/Safety
Assessment Status	Elco: Response Action Outcome submitted 1.10.08 Payne: Phase I completed; recognized environmental conditions; Release Abatement Measure Plan prepared for parking lot
Relationship to Strategic Projects	High
Feasibility/Potential for Results	High
Creation/ Preservation of Open Space/ Green Space	Low/Medium
Eligibility for Brownfields Funding	Yes

Elco Dress & Payne Cutlery

Economic Development Criteria	Status
Acreage	5.1 (approx. w/ city parking lot)
Zoning	Industrial B
Assessed Value	\$937,000
Potential Uses	Light Industrial Manufacturing
Transportation Access	High
Job Creation Potential	Medium (100 jobs)
Level of Investment Interest	Low

Elco Dress & Payne Cutlery



Goodyear (former)

Brownfield Criteria	Status
Ownership	Privately owned
Health/ Environmental Risk	Low potential for Contamination to Impact Health/Safety
Assessment Status	Response Action Outcome submitted April 19, 2000; Activity and Use Limitation restricts future use
Relationship to Strategic Projects	High
Feasibility/Potential for Results	High
Creation/ Preservation of Open Space/ Green Space	Medium
Eligibility for Brownfields Funding	Yes

Goodyear (former)

Economic Development Criteria	Status
Acreage	6.5
Zoning	Mixed-Use Business Chapter 43D Priority Development Site
Assessed Value	\$997,000
Potential Uses	Mixed-use master plan prepared
Transportation Access	Medium
Job Creation Potential	High (250 jobs)
Level of Investment Interest	Medium

Goodyear (former)



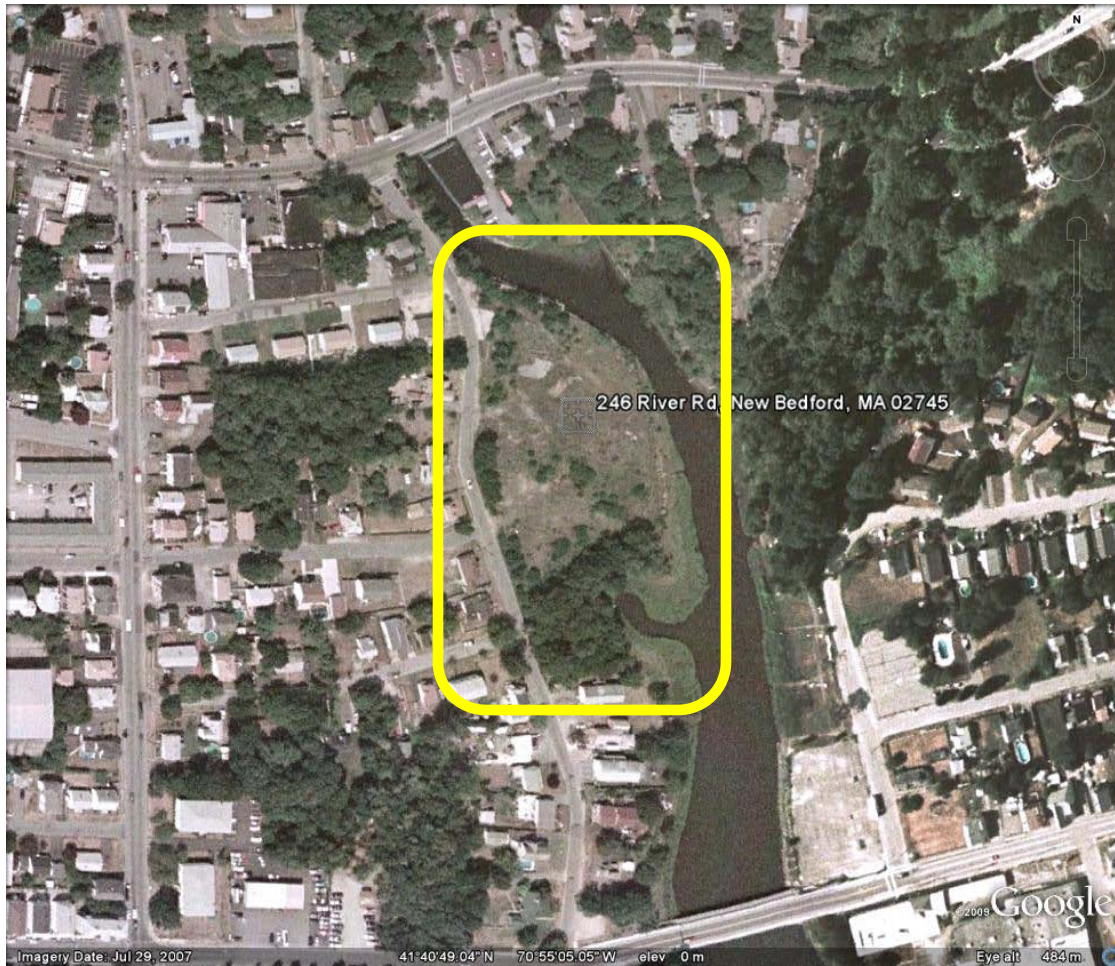
Reliable Truss

Brownfield Criteria	Status
Ownership	City owned
Health/ Environmental Risk	Potential for Contamination to Impact Health/Safety
Assessment Status	Phase II completed; Release Abatement Measure Plan prepared; City set to begin remediation
Relationship to Strategic Projects	High
Feasibility/Potential for Results	High
Creation/ Preservation of Open Space/ Green Space	High
Eligibility for Brownfields Funding	Yes

Reliable Truss

Economic Development Criteria	Status
Acreage	2.6
Zoning	Industrial
Assessed Value	\$338,000
Potential Uses	Open space
Transportation Access	Low
Job Creation Potential	Low
Level of Investment Interest	Low

Reliable Truss



478-480 Union Street

Brownfield Criteria	Status
Ownership	City owned
Health/ Environmental Risk	Unknown – history of use as auto repair facility
Assessment Status	No prior assessment work performed
Relationship to Strategic Projects	Low
Feasibility/Potential for Results	Yes
Creation/ Preservation of Open Space/ Green Space	Low
Eligibility for Brownfields Funding	Yes

478-480 Union Street

Economic Development Criteria	Status
Acreage	.42 acres
Zoning	Split Zoned – Business and Residence B
Assessed Value	\$213,800
Potential Uses	Business/Residential
Transportation Access	Medium
Job Creation Potential	Low
Level of Investment Interest	Low-Medium

478-480 Union Street



Vacant Lot (Walnut/Pleasant)

Brownfield Criteria	Status
Ownership	City owned
Health/ Environmental Risk	Potential for Contamination to Impact Health/Safety
Assessment Status	Limited sampling conducted
Relationship to Strategic Projects	Low Potential for educational and job training for site remediation projects
Feasibility/Potential for Results	Medium
Creation/ Preservation of Open Space/ Green Space	High
Eligibility for Brownfields Funding	Yes

Vacant Lot (Walnut/Pleasant)

Economic Development Criteria	Status
Acreage	.062
Zoning	Residential C
Assessed Value	\$15,800
Potential Uses	Retail/Residential above Open Space
Transportation Access	Medium
Job Creation Potential	Low
Level of Investment Interest	Low

Vacant Lot (Walnut/Pleasant)



Potential Sites for Assessment

- Aerovox (former), 740 Belleville Ave.
- Cliftex Site (portion of lot)
- Dartmouth Finishing, Cove Street
- Dawson Brewery, 29 Brook Street
- Elco Dress, 330 Collette Street & Payne Cutlery, Phillips Avenue
- Goodyear (former), Orchard Street
- Polyply/Polymerine, 241 Duchaine Boulevard
- Reliable Truss, 246 River Road
- Morse Cutting Tools (east parcel), Pleasant Street
- 478-480 Union Street
- Vacant Lot, Walnut and Pleasant Streets

Sites where assessment / remediation funds are available from other sources

- Aerovox (former), 740 Belleville Ave.
- Cliftex Site (portion of lot)
- Dartmouth Finishing, Cove Street
- Dawson Brewery, 29 Brook Street
- Elco Dress, 330 Collette Street & Payne Cutlery, Phillips Avenue
- Goodyear (former), Orchard Street
- Morse Cutting Tools (east parcel), Pleasant Street
- Polyply/Polymerine, 241 Duchaine Boulevard
- Reliable Truss, 246 River Road
- 478-480 Union Street
- Vacant Lot, Walnut and Pleasant Streets

Sites where additional funds may be needed

- Cliftex Site (portion of lot)
- Dawson Brewery, 29 Brook Street
- Elco Dress, 330 Collette Street & Payne Cutlery, Phillips Avenue
- Goodyear (former), Orchard Street

- Reliable Truss, 246 River Road
- 478-480 Union Street
- Vacant Lot, Walnut and Pleasant Streets

Recommendations

Site	Recommendations
1. Goodyear	Review RAO to determine options for lifting restrictions on use; perform required additional assessment
2. Cliftex	Phase I with subsurface investigation
3. Elco/Payne	No further work required for Elco; Update Phase I when City requests proposals from buyers Complete Phase II for Payne
4. Reliable	Complete Site Closeout documentation (after cleanup)
5. Vacant Lot	Further review to determine assessment needs
6. Union St.	Phase I; subsurface investigation if necessary (depending on history)
7. Dawson	Update Phase I when City requests proposals from buyers

Thank You



CITY OF NEW BEDFORD
SCOTT W. LANG, MAYOR



New Bedford Economic Development Council